

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 4/29/22

Applicant/Agent: Manie H. Johnson

Applicant Email Address: Willie T. 58@yahoo.com

Phone #: 864-483-5511

Applicant Mailing Address: 118 Cross Creek Dr

City: Pooler State: GA Zip Code: 31322

Property Owner, if different from above: Same
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone #: _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Brogdon - Williams Rd

Proposed Road Access: Williams Rd

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 319-13 Total Acres: 2.53 Acres to be Rezoned: 2.53

Lot Characteristics: Vacant Land

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: _____

List the zoning of the other property in the vicinity of the property you wish to rezone:

North _____ South _____ East _____ West _____

1. Describe the current use of the property you wish to rezone.

VACANT

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No

3. Describe the use that you propose to make of the land after rezoning.

To build my home on

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

All Residential

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

No Change of use

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

Applicant Signature:



Date

4-27-22

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

April 9th 2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2681 page 576.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *Marnie H. Johnson*

Print Name Marnie H. Johnson

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 9th day of April, 2021.

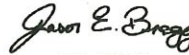
Kathleen Erin Dunnigan
Notary Public, State of Georgia



BK:2681 PG:576-576

D2021004646

FILED IN OFFICE
CLERK OF COURT
04/16/2021 04:54 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$60.00

PT-61 051-2021-001196

3639644106
0848497841
PARTICIPANT ID

Return Recorded Document to:
ZEIGLER & WALKER, P.C.
ATTORNEYS AT LAW
636 STEPHENSON AVENUE
SUITE A
SAVANNAH, GA 31405

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF EFFINGHAM

FILE #: 5566JW

THIS INDENTURE made this 9th day of April, 2021, between THELMA L. JOINER and ERIC HAYDEN JOINER of the County of Effingham and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MAMIE H. JOHNSON as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

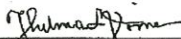
WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following-described property:

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE 10TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA AND BOTH PARCELS BEING IRREGULAR IN SHAPE AND SHOWN AS A 4.44 ACRE PARCEL LABELED "319-13 N/F HERRY AND THELMA JOINER" AND A 0.60 ACRE PARCEL LABELED "319-13", ON THAT CERTAIN PLAT DATED NOVEMBER 3, 2015 AND ENTITLED, "SURVEY FOR JERRY B. AND THELMA L. JOINER, SURVEY OF 5.04 ACRES LOCATED IN THE 10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA," PREPARED BY ADOLPH N. MICHELIS AND ASSOCIATES, RLS NO. 1323, RECORDED IN PLAT RECORD BOOK D-163, PAGE F1 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.



THELMA L. JOINER (SEAL)

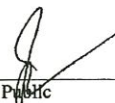


ERIC HAYDEN JOINER (SEAL)

Signed, sealed and delivered in presence of:



Witness



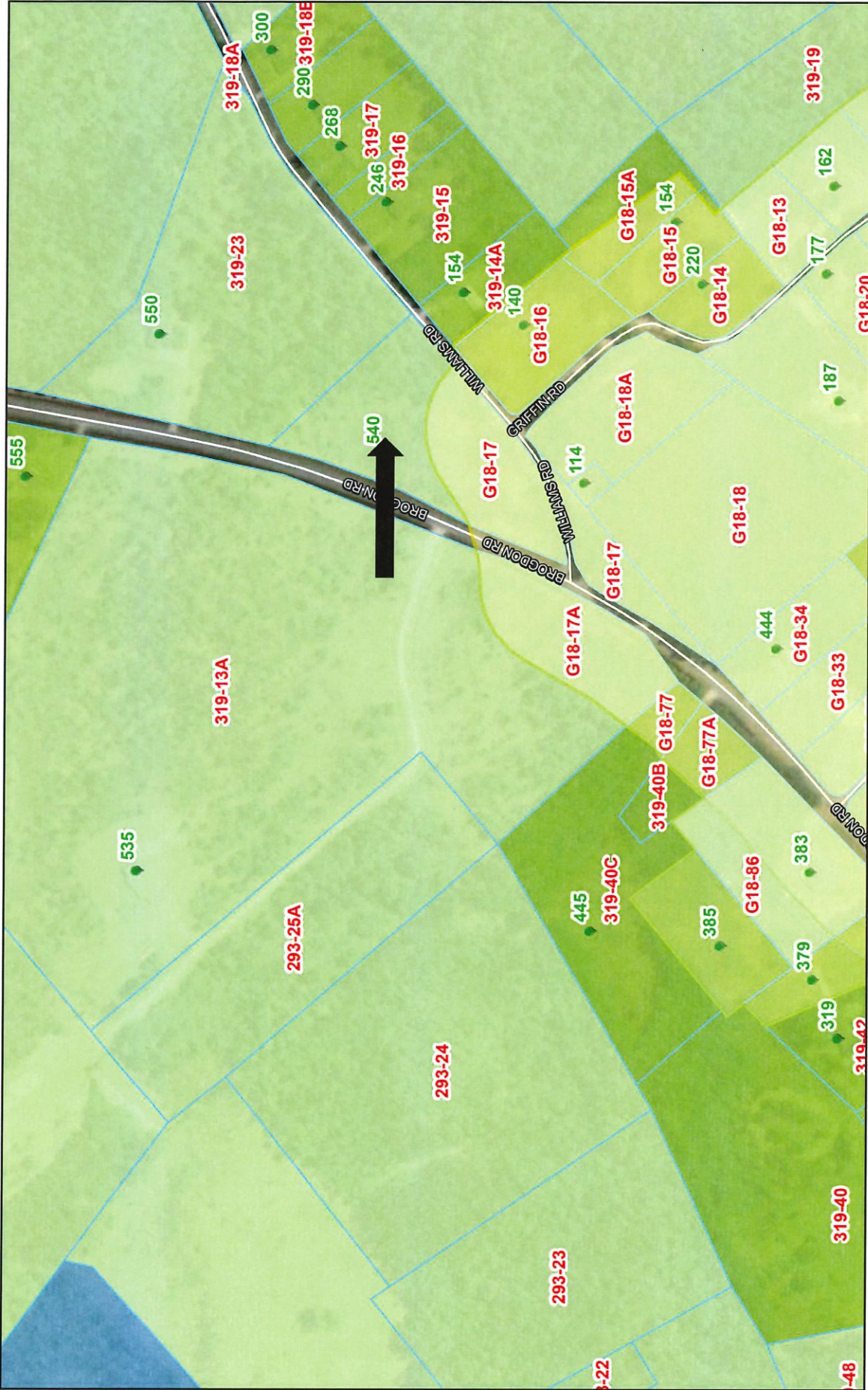
Notary Public



540 Brogdon Road



540 BROGDON ROAD



5/18/2022, 3:37:11 PM

□ Municipal Boundaries
 □ Tax Parcel Labels
 Roads
 □ AR-2
 □ Effingham County Zoning
 □ R-1
 □ AR-1

● Address Points
 Parcels2020

1:4,514
 0 0.03 0.07 0.13 mi
 0 0.05 0.1 0.2 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL DISAPPROVAL

Of the rezoning request by applicant **Mamie H. Johnson – (Map # 319 Parcel # 13)** from AR-1 to AR-2 zoning.

AZ

- Yes No 1. Is this proposal inconsistent with the county’s master plan?
- Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No 7. Are nearby residents opposed to the proposed zoning change?
- Yes No 8. Do other conditions affect the property so as to support a decision against the proposal?

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APPROVAL JEH

DISAPPROVAL _____

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JEH

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APPROVAL X DISAPPROVAL _____

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DB

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